

182.0

0001

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
622,600 / 622,600
622,600 / 622,600
622,600 / 622,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MAYFLOWER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: THORNTON JUDITH M & RICHARD P	
Owner 2:	
Owner 3:	

Street 1: 22 MAYFLOWER ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: MCGRAIL JUDITH -
Owner 2: -

Street 1: 22 MAYFLOWER ROAD
Twn/City: ARLINGTON
St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1936, having primarily Vinyl Exterior and 864 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1 SINGLE FA 100 water
o Sewer
n Electri

Census: Exempt
Flood Haz:

D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

101 One Family 5502 Sq. Ft. Site 0 70. 1.06 7
409,542 409,500

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	5502.000	212,800	300	409,500	622,600	
Total Card	0.126	212,800	300	409,500	622,600	Entered Lot Size
Total Parcel	0.126	212,800	300	409,500	622,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	720.60	/Parcel: 720.60	Land Unit Type:

User Acct
122888
GIS Ref
GIS Ref
Insp Date
05/18/18



USER DEFINED

Prior Id # 1: 122888
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 18:34:31
LAST REV
Date Time
06/26/18 14:00:10
apro
14218
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	212,800	300	5,502.	409,500	622,600		Year end	12/23/2021
2021	101	FV	198,300	300	5,502.	409,500	608,100		Year End Roll	12/10/2020
2020	101	FV	198,200	300	5,502.	409,500	608,000	608,000	Year End Roll	12/18/2019
2019	101	FV	193,100	400	5,502.	409,500	603,000	603,000	Year End Roll	1/3/2019
2018	101	FV	193,100	0	5,502.	345,200	538,300	538,300	Year End Roll	12/20/2017
2017	101	FV	193,100	0	5,502.	315,900	509,000	509,000	Year End Roll	1/3/2017
2016	101	FV	193,100	0	5,502.	269,100	462,200	462,200	Year End	1/4/2016
2015	101	FV	171,200	0	5,502.	234,000	405,200	405,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGRAIL JUDITH,	67206-496	5/6/2016	Convenience		1	No	No		
KALIVAS ANGELA	42904-88	5/27/2004			370,000	No	No		
BRENNAN MARY L	30337-510	6/24/1999			234,000	No	No		
	17797-527	1/1/1987				1	No	No	A

TAX DISTRICT

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2018	480	Re-Roof	7,780	C				
1/17/2018	50	Redo Kit	64,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Measured	197	PATRIOT
9/21/2005	MLS	BR	B Rossignol
6/19/2000	MLS		
1/6/2000	Mailer Sent		
1/3/2000	Measured	163	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH			
Type:	2 - Bungalow			Full Bath:	1	Rating:	Good												
Sty Ht:	1A - 1 Sty +Attic			A Bath:		Rating:													
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:													
Foundation:	3 - BrickorStone			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	2 - Hip			OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units 1											
Color:	WHITE			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Good												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1936	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	4	3							
Sec Int Wall:		%		Economic:			%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:		%		Total:	18.6	%		Plumbing:											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	100.00	COMPARABLE SALES				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002		Rate	Parcel ID	Typ	Date	Sale Price				Totals	1	4	3		
Electric:	3 - Typical			Const Adj.: 1.00989902															
Insulation:	2 - Typical			Adj \$ / SQ: 136.336															
Int vs Ext:	S			Other Features: 68750															
Heat Fuel:	1 - Oil			Grade Factor: 1.00															
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor: 1.00															
Solar HW:	NO	Central Vac: NO		Adj Total: 261408															
% Com Wal		% Sprinkled		Depreciation: 48622															
				Depreciated Total: 212786															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS																PARCEL ID 182.0-0001-0014.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X8	A	AV	2004	0.00	T	12	101							
19	Patio	D	Y	1	8X8	A	AV	2006	6.00	T	10.4	101			300		300		
More: N				Total Yard Items:				300				Total Special Features:				300			

IMAGE AssessPro Patriot Properties, Inc